



Financial Report

for the month ending

December 31, 2023

Prepared by:

TALLFIELD

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The attached financial statements have not been audited and have been prepared for management purposes only.

Delray Estuary Homeowners Association, Inc

Run Date: 01/22/2024
Run Time: 10:11 AM

FUND BALANCE SHEET

As of: 12/31/2023

Assets

Account	Operating	Reserve	Total
Asset			
1001 SouthState- Operating 4665	\$119,925.97	\$0.00	\$119,925.97
1025 SouthState-ICS 665	\$112,396.04	\$0.00	\$112,396.04
1100 SouthState- Reserve 4668	\$0.00	\$22,811.39	\$22,811.39
1150 Merrill Lynch- Reserve 2564	\$0.00	\$584,537.90	\$584,537.90
1180 SouthState- Escrow 5453	\$44,548.92	\$0.00	\$44,548.92
1210 Accounts Receivable	\$1,193.37	\$0.00	\$1,193.37
1220 Misc. Receivable	\$35.00	\$0.00	\$35.00
1250 AR- Other	\$1,804.82	\$0.00	\$1,804.82
1280 Allowance for Bad Debt	\$125.00	\$0.00	\$125.00
1300 Prepaid Insurance	\$25,978.53	\$0.00	\$25,978.53
1310 Prepaid Expense	\$2,565.02	\$0.00	\$2,565.02
Asset Total	\$308,572.67	\$607,349.29	\$915,921.96
Total Assets:	\$308,572.67	\$607,349.29	\$915,921.96

Liabilities

Account	Operating	Reserve	Total
Liability			
2010 Accounts Payable	\$19,629.92	\$0.00	\$19,629.92
2100 Accrued Expenses	\$27,046.11	\$0.00	\$27,046.11
2110 Accounting Accrued Expenses	\$3,300.00	\$0.00	\$3,300.00
2200 Prepaid Assessments	\$32,549.39	\$0.00	\$32,549.39
2400 Holiday Appreciation Fund	\$17,461.88	\$0.00	\$17,461.88
2500 Lease Security Deposits	\$11,000.00	\$0.00	\$11,000.00
2510 ALC Owner Sec Deposit	\$33,248.92	\$0.00	\$33,248.92
Liability Total	\$144,236.22	\$0.00	\$144,236.22
Deferred Reserve Liability			
3001 Deferred Reserves- Pooled	\$0.00	\$585,613.45	\$585,613.45
3010 Reserve Interest	\$0.00	\$21,735.84	\$21,735.84
Deferred Reserve Liability Total	\$0.00	\$607,349.29	\$607,349.29
Total Liabilities:	\$144,236.22	\$607,349.29	\$751,585.51

Equity

Account	Operating	Reserve	Total
Equity			
3500 Operating Fund	\$148,649.50	\$0.00	\$148,649.50
Equity Total	\$148,649.50	\$0.00	\$148,649.50
Current Year Net Income/(Loss)	\$15,686.95	\$0.00	\$15,686.95
Total Equity:	\$164,336.45	\$0.00	\$164,336.45

Account	Operating	Reserve	Total
Total Liabilities & Equity	\$308,572.67	\$607,349.29	\$915,921.96

Delray Estuary Homeowners Association, Inc

Run Date: 01/22/2024

Run Time: 10:11 AM

INCOME STATEMENT

Start: 12/01/2023 | End: 12/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4001 Maintenance Assessment	86,265.58	86,265.62	(0.04)	1,035,097.49	1,035,187.00	(89.51)	1,035,187.00
4010 Late Fee Income	0.00	0.00	0.00	1,750.00	0.00	1,750.00	0.00
4060 Fine Income	1,000.00	0.00	1,000.00	500.00	0.00	500.00	0.00
4200 Misc Income	0.00	0.00	0.00	70.00	0.00	70.00	0.00
4500 Interest Income-Bank	0.98	0.00	0.98	34.66	0.00	34.66	0.00
4550 Interest Income-Owner	0.00	0.00	0.00	1,818.60	0.00	1,818.60	0.00
4600 Collection Income	0.00	0.00	0.00	325.00	0.00	325.00	0.00
4700 Rental & Sales Fees	0.00	0.00	0.00	600.00	0.00	600.00	0.00
4800 Gate/Card/Remote	490.00	0.00	490.00	2,080.00	0.00	2,080.00	0.00
Income Total	87,756.56	86,265.62	1,490.94	1,042,275.75	1,035,187.00	7,088.75	1,035,187.00
Total Income	87,756.56	86,265.62	1,490.94	1,042,275.75	1,035,187.00	7,088.75	1,035,187.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administration Expense							
5010 Legal & Collection Exp	0.00	375.00	375.00	6,437.80	4,500.00	(1,937.80)	4,500.00
5020 CPA Exp	575.00	333.37	(241.63)	4,800.00	4,000.00	(800.00)	4,000.00
5030 Insurance Exp	3,247.31	3,750.00	502.69	37,315.01	45,000.00	7,684.99	45,000.00
5100 License/Permits/Fees	0.00	41.63	41.63	407.25	500.00	92.75	500.00
5200 Office/Postage/Admin	659.66	333.37	(326.29)	2,698.96	4,000.00	1,301.04	4,000.00
5300 Social Committee	253.04	41.63	(211.41)	285.67	500.00	214.33	500.00
5310 Communications	0.00	426.25	426.25	5,470.85	5,115.00	(355.85)	5,115.00
Administration Expense Total	4,735.01	5,301.25	566.24	57,415.54	63,615.00	6,199.46	63,615.00
Utility Expense							
6001 Electric- Street Lights	603.16	1,333.37	730.21	6,958.31	16,000.00	9,041.69	16,000.00
6010 Electric- Pool Cabana	738.73	475.00	(263.73)	6,103.33	5,700.00	(403.33)	5,700.00
6020 Electric- Gate House	100.72	104.13	3.41	1,440.39	1,250.00	(190.39)	1,250.00
6030 Electric- Pumps	84.19	93.37	9.18	1,070.14	1,120.00	49.86	1,120.00
6040 Electric- Lake Pumps	61.62	33.37	(28.25)	638.03	400.00	(238.03)	400.00
6100 Water & Sewer	7,084.57	3,125.00	(3,959.57)	48,589.61	37,500.00	(11,089.61)	37,500.00
6500 Telephone	636.08	312.50	(323.58)	5,450.57	3,750.00	(1,700.57)	3,750.00
6600 Cable	10,720.42	10,333.37	(387.05)	127,151.97	124,000.00	(3,151.97)	124,000.00
Utility Expense Total	20,029.49	15,810.11	(4,219.38)	197,402.35	189,720.00	(7,682.35)	189,720.00
Contract Expense							
7000 Management Fee	2,450.00	4,166.63	1,716.63	33,279.19	50,000.00	16,720.81	50,000.00
7100 Landscape Contract	14,591.77	10,000.00	(4,591.77)	118,042.74	120,000.00	1,957.26	120,000.00
7120 Pest & Fert Contract	266.66	375.13	108.47	18,763.56	4,502.00	(14,261.56)	4,502.00
7130 Whitefly-Spiraling Contract	0.00	666.63	666.63	6,975.00	8,000.00	1,025.00	8,000.00
7200 Lake Maint. Contract	190.00	612.50	422.50	2,804.15	7,350.00	4,545.85	7,350.00
7210 Preserve Maint. Contract	0.00	1,375.00	1,375.00	14,780.00	16,500.00	1,720.00	16,500.00
7300 Pool/Fountain Contract	475.00	666.63	191.63	8,086.00	8,000.00	(86.00)	8,000.00
7410 Dwelling Live Contract	435.48	416.63	(18.85)	6,933.92	5,000.00	(1,933.92)	5,000.00
7500 Pest Control Contract	0.00	166.63	166.63	340.00	2,000.00	1,660.00	2,000.00
7600 Holiday Light Contract	917.14	250.00	(667.14)	938.53	3,000.00	2,061.47	3,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
7800 Security Contract	16,578.32	17,916.63	1,338.31	220,467.29	215,000.00	(5,467.29)	215,000.00
7810 Alarm Monitoring Contract	2,080.94	2,125.00	44.06	27,277.22	25,500.00	(1,777.22)	25,500.00
7900 Janitorial Contract	1,090.84	1,666.63	575.79	10,191.29	20,000.00	9,808.71	20,000.00
Contract Expense Total	39,076.15	40,404.04	1,327.89	468,878.89	484,852.00	15,973.11	484,852.00
Operational Expense							
8010 Building Repairs	10,400.00	2,916.63	(7,483.37)	27,938.77	35,000.00	7,061.23	35,000.00
8100 Landscape Other (extras)	0.00	4,562.50	4,562.50	43,639.68	54,750.00	11,110.32	54,750.00
8110 Landscape Extra (unexpected)	0.00	1,250.00	1,250.00	18,886.67	15,000.00	(3,886.67)	15,000.00
8120 Tree Trimming	0.00	2,750.00	2,750.00	40,157.12	33,000.00	(7,157.12)	33,000.00
8130 Mulch	9,181.25	2,083.37	(7,097.88)	18,835.50	25,000.00	6,164.50	25,000.00
8150 Irrigation Repairs	0.00	708.37	708.37	8,388.35	8,500.00	111.65	8,500.00
8155 Irrigation Improvements	27,046.11	833.37	(26,212.74)	29,051.04	10,000.00	(19,051.04)	10,000.00
8300 Pool/Fountain Rep & Supplies	110.00	333.37	223.37	4,276.25	4,000.00	(276.25)	4,000.00
8400 Gate R&M	0.00	833.37	833.37	4,488.05	10,000.00	5,511.95	10,000.00
8450 Gate A/C R&M	0.00	20.87	20.87	0.00	250.00	250.00	250.00
8810 Sec. Company Tech Supp	363.30	125.00	(238.30)	7,230.51	1,500.00	(5,730.51)	1,500.00
Operational Expense Total	47,100.66	16,416.85	(30,683.81)	202,891.94	197,000.00	(5,891.94)	197,000.00
Reserve Expense							
9001 Pooled Reserve	8,333.34	8,333.37	0.03	100,000.08	100,000.00	(0.08)	100,000.00
Reserve Expense Total	8,333.34	8,333.37	0.03	100,000.08	100,000.00	(0.08)	100,000.00
Total Expense	119,274.65	86,265.62	(33,009.03)	1,026,588.80	1,035,187.00	8,598.20	1,035,187.00
Net Income	(31,518.09)	0.00	(31,518.09)	15,686.95	0.00	15,686.95	0.00